



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Joanne Sturges, Acting Executive Officer  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

Acting Director of Planning

At its meeting held March 7, 2006, the Board took the following action:

2

Supervisor Antonovich made the following statement:

“Montrose is an unincorporated community that has many single-family homes on properties with R-3 zoning. Some of these parcels are being redeveloped with apartments and condominiums that are out of scale with this predominantly single-family neighborhood. The community of Montrose, including residents along Florencita Avenue, recently expressed concerns about adverse impacts upon the semi-rural and single-story character of their neighborhood, which is what initially attracted them to this community.

“The primary concern of residents is the compatibility and impacts of newer multi-story apartment and condominium buildings adjacent to older single-story and single-family dwellings. Additional issues include the lack of off-street parking, building mass, community character, school over-crowding, lack of open space, and increased traffic congestion.

“The Department of Regional Planning should initiate a zoning study to address concerns about multiple-family dwellings in Montrose. The report should address the compatibility and impacts of multiple-story buildings with the existing, predominant single-family and single-story development in this neighborhood. The report should include recommendations concerning whether any change to the zoning is required or if additional development standards are warranted. Lastly, this study should consider whether instituting some form of design review within this community is appropriate.

(Continued on Page 2)

## 2 (Continued)

"In order to prevent incompatible development, it is necessary to institute an urgency measure temporarily restricting multi-family development until the zoning study is completed and additional regulations are considered by this Board. This urgency measure shall require that development of any multi-family projects on properties with R-3 zoning secure approval of a Conditional Use Permit (CUP), including a noticed public hearing."

"I therefore recommend that the Board:

1. Direct the Director of Planning to initiate a zoning study for properties in the La Crescenta/ Montrose area with R-3 zoning;
2. Adopt the attached interim urgency ordinance temporarily requiring a CUP for multi-family construction in the R-3 zoned properties as defined in the ordinance, declaring the urgency thereof and that this ordinance shall take immediate effect; and
3. Direct the Acting Executive Officer/Clerk of the Board of Supervisors to set a public hearing to consider an extension of this urgency ordinance on April 4, 2006 at 9:30 a.m."

Mike Lawler, representing the Historical Society of the Crescenta Valley; Danette Erickson and Sharon Raghavachary, representing the Crescenta Valley Town Council; Jennel Williams, Souren Shor Voglian, Toni Hendrix and other interested persons addressed the Board. Ron Hoffman, representing the Department of Regional Planning and Rick Weiss, Assistant County Counsel responded to questions posed by the Board.

After discussion, Supervisor Antonovich made a motion that the Board:

1. Approve the interim control ordinance change with the following additional modification:
  - Exempt from the conditional use permit requirement buildings or building additions, for which site plans have been submitted for director's review prior to the effective date of the interim ordinance and which are located on a major or secondary highway; and

(Continued on Page 3)

2 (Continued)

2. Instruct the Acting Executive Officer of the Board to schedule a public hearing for April 11, 2006.

Therefore, on motion of Supervisor Antonovich, seconded by Supervisor Knabe, duly carried by the following vote: Ayes: Supervisors Molina, Burke, Knabe, Yaroslavsky, and Antonovich; Noes: None, the Board took the following actions:

1. Directed the Acting Director of Planning to initiate a zoning study for properties in the unincorporated La Crescenta/Montrose area with R-3 zoning;
2. Approved the interim urgency ordinance with the following additional modification:
  - Exempt from the conditional use permit requirement buildings or building additions, for which site plans have been submitted for director's review prior to the effective date of the interim urgency ordinance and which are located on a major or secondary highway;
3. Adopted the attached revised Ordinance No. 2006-0015U entitled, "An interim ordinance temporarily regulating the use of R-3 zoned property in the unincorporated community of La Crescenta/Montrose and declaring the urgency thereof." This ordinance shall take effect March 7, 2006; and
4. Directed the Acting Executive Officer of the Board of Supervisors to set a public hearing to consider an extension of this urgency ordinance on April 11, 2006 at 9:30 a.m.

02030706\_2

Attachment

Copies distributed:

Each Supervisor  
County Counsel  
Chief Administrative Officer